



City of San Antonio

Agenda Memorandum

Agenda Date: September 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2022-10700143 S ERZD

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District

Requested Zoning: "MF-65 S MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for up to sixty-five (65) units per acre in the Edwards Aquifer Recharge Zone

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 02, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Santikos Legacy, LLC

Applicant: US Living LLC

Representative: Killen, Griffin, and Farrimond

Location: 1827 and 1903 North Loop 1604 East

Legal Description: 6.988 acres of NCB 15671

Total Acreage: 6.988 Acres

Notices Mailed**Owners of Property within 200 feet:** 7**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Camp Bullis Army Base, Planning Department**Property Details****Property History:**

The subject property is currently zoned "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District. The property was annexed into the City of San Antonio by Ordinance 41429 dated December 25, 1972, and originally zoned Temporary "R-1" One Family Residence District. The property was rezoned by Ordinance 60141, dated January 24, 1985 to "B-3" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-3" "MF-33"**Current Land Uses:** Vacant, Apartments**Direction:** South**Current Base Zoning:** "C-3"**Current Land Uses:** Commercial Center**Direction:** East**Current Base Zoning:** "C-3"**Current Land Uses:** Main Event, Commercial Strip, Bank, Salon**Direction:** West**Current Base Zoning:** "C-3"**Current Land Uses:** Restaurant, Hotel, Commercial Strip, Fed-Ex**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

The “MHP” Manufactured Housing Park District is a special district to provide suitable locations for HUD-code manufactured homes located within a manufactured home park. A site plan is required for a rezoning to “MHP” that will include the site plan layout. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: North Loop 1604

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Highway 281

Existing Character: Super Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 648

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is SOLELY to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502
A TIA Report will be Required.

Parking Information: The minimum parking requirement for multi-family dwelling is 1.5 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted.

Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Stone Oak Regional Center but is not within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff, SAWS, and Zoning Commission recommend Approval.

SAWS recommends no more than 75% impervious cover limitation.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector and is currently designated as Regional Center in the future land use component of the plan. The requested “MF-65” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Mixed Use Center. Staff recommends Approval, pending Plan Amendment.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The property is in proximity to the intersection of Highway 281 and Loop 1604, where there are a mix of high intensity commercial uses.
3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-65” Multi-Family District is also appropriate for the area. There are high density multi-family zoning designations in surrounding properties, and there is an already established development pattern that can accommodate the intensity of this request.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the North Sector Plan:

- HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
- Goal HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
 - o HOU-2.1: Focus High Density Residential near activity centers.
 - o HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

6. **Size of Tract:** The subject property is 6.988 Acres, which can reasonably accommodate the proposed multi-family residential development.
7. **Other Factors** The applicant intends to rezone to “MF-65 S” to develop multi-family apartments with a density of 65 units per acre.

The specific use authorization would permit them a total of 415 units in a property over the Edwards Aquifer Recharge Zone District.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 75% on the site. Reference SAWS report dated July 22, 2022.

The subject property is located within the Camp Bullis Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.